

RESOLUTION NO.

WHEREAS, the City of Austin is recognized as an international leader in sustainable building practices; and

WHEREAS, sustainable building practices conserve energy, water and other natural resources, promote human health and safety, create high-quality and enduring structures, enhance economic value and reduce costs over the life of a building; and

WHEREAS, construction, operation and maintenance of buildings in accordance with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED™) guidelines promotes these goals; and

WHEREAS, the City of Austin has a resolution number 000608-43 addressing sustainable building practices and requiring LEED™ Silver certification for new construction of municipal buildings; and

WHEREAS, the proposed resolution seeks to clarify and expand upon the sustainable building practices established in resolution number 000608-43, particularly with regard to the operation and maintenance of existing municipal buildings; and

WHEREAS, the City of Austin reaffirms its commitment to community sustainability and to reducing the cost of municipal operations to City taxpayers; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council directs the City Manager to take the steps necessary to assure that goals, standards and criteria for achieving the highest optimal outcomes for sustainability in municipal projects are implemented in accordance with this Resolution:

BE IT FURTHER RESOLVED:

That the Council directs the City Manager to:

1. For new municipal buildings and for major renovations and additions, develop criteria to assess and achieve the highest optimal levels of sustainability using the appropriate LEED™ rating tool, with a policy of achieving, at a minimum, LEED™ Silver rating certification for all building projects meeting the following scope and budget criteria:
 - a. The scope includes work in each of the five major LEED™ checklist categories of: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality, or other such categories as may be added or changed by the USGBC from time to time.
 - b. The construction cost of the project is at least \$2,000,000.

2. Develop Baseline Sustainability Standards for: energy efficiency, water conservation, water quality and storm water management, construction waste management, and locally sourced materials as defined by Austin Energy Green Building.
3. Develop best-practices design criteria for achieving Baseline Sustainability Standards in projects that do not meet the scope and budget criteria set forth above for new municipal buildings and for major renovations and additions:
 - a. Using the LEED™ check list, or an alternative rating system approved by the City Manager, as guidelines for design criteria; and
 - b. Meeting or exceeding applicable Baseline Sustainability Standards.
4. For municipal building renovations, additions and interior finish-out projects, develop criteria to assess and achieve the highest optimal levels of sustainability using the appropriate LEED™ rating tool, with a policy of achieving, at a minimum, LEED™ Silver rating certification for all projects meeting the following scope and budget criteria:
 - a. The scope includes work in each of the three major LEED™ checklist categories of: energy and atmosphere, materials and resources, and indoor environmental quality, or other such categories as may be added or changed by the USGBC from time to time.
 - b. The construction cost of the project is at least \$300,000.

5. Develop best-practices design criteria for achieving Baseline Sustainability Standards in projects that do not meet the scope and budget criteria set forth above for renovations, additions and interior finish-out projects:
 - a. Using the LEED™ check list, or an alternative rating system approved by the City Manager, as guidelines for design criteria; and
 - b. Meeting or exceeding applicable Baseline Sustainability Standards.
6. Develop protocols for achieving the highest optimal levels of sustainability in existing municipal buildings and facilities, including:
 - a. Develop and implement policies for whole building operations including cleaning/maintenance, recycling programs, energy-use monitoring and reduction of building energy use in accordance with City of Austin Administrative Bulletin 05-01 (Designation of Energy Manager and Establishment of Energy Efficiency Policy), monitoring and reduction of water and materials use, and improvement of indoor environmental quality.
 - b. Develop and implement criteria and policies for commissioning and re-commissioning to facilitate optimal performance of the facility throughout the building life.
 - c. Develop and implement guidelines and policies for sustainability upgrades over time for building operations, systems and minor space use modifications.
 - d. Develop and implement policies for exterior building site maintenance, including: reduction and elimination of greenhouse

gas and ozone-forming emissions associated with landscape equipment and other activities; efficient/optimized use of water and energy; purchasing environmentally preferred products and waste stream management.

- e. Provide on-going training for building operations and maintenance staff on achieving and maintaining optimal building performance.
 - f. Provide on-going training for building users to optimize building performance.
 - g. Develop purchasing policies and guidelines to facilitate optimal building performance.
 - h. Require annual reports to Council and City Manager detailing: compliance with operation and maintenance policies, guidelines and criteria; costs and savings associated with compliance; and highlighting policy and budget recommendations for advancement of sustainability goals.
7. Develop and secure staffing and budget resources to fully implement the above policies, including:
- a. Identify and secure funding to support achievement of LEED™ certification and Baseline Sustainability Standards. Implement budget and accounting measures to ensure that lifecycle savings from sustainability measures are incorporated into capital and operation and maintenance budget decision-making processes.
 - b. Identify and develop staffing resources to perform all duties necessary for LEED™ certification and for the implementation of Baseline Sustainability Standards in municipal projects. Ensure that

staff resources and expertise are sufficient such that consultant services for LEED™ certification and other sustainability priorities are necessary only in exceptional circumstances.

- c. Develop a consultant rotation list for energy modeling while developing staff-level resources and expertise in energy modeling such that, beginning in Fiscal Year 09, consultant services are necessary only in exceptional circumstances.
 - d. Identify interdepartmental resources currently working on municipal sustainable building issues and establish clear roles and responsibilities.
8. Establish oversight and communication mechanisms to ensure efficient and comprehensive implementation of the policies outlined above, including:
- a. Establish a standing interdepartmental sustainability working group to develop, review, implement and oversee municipal project best practices.
 - b. Establish a review process for municipal projects to ensure a consistent approach to planning and budgeting, including analysis of lifecycle costs.
 - c. Develop a public communications plan, including a website to provide information about City building projects, highlight sustainable building achievements and share information regarding best practices and performance results.
 - d. Report annually to Council and the City Manager on performance measures and outcomes for achieving the above policies and goals.

9. This resolution replaces and supersedes Resolution No. 000608-43.

ADOPTED: _____, 2007 **ATTEST:** _____
Shirley A. Gentry
City Clerk